

PROPERTY LOCATION

|    |        |                         |
|----|--------|-------------------------|
| No | Alt No | Direction/Street/City   |
| 97 |        | BARTLETT AVE, ARLINGTON |

OWNERSHIP

|           |                    |
|-----------|--------------------|
| Owner 1:  | DRISCOLL KAITLIN B |
| Owner 2:  | PAGANO DANIEL J    |
| Owner 3:  |                    |
| Street 1: | 97 BARTLETT AVE    |
| Street 2: |                    |
| Twn/City: | ARLINGTON          |
| St/Prov:  | MA                 |
| Postal:   | 02476              |

PREVIOUS OWNER

|           |                             |
|-----------|-----------------------------|
| Owner 1:  | RUMA-IVERS LOUISE/ ESTATE - |
| Owner 2:  | -                           |
| Street 1: | C/O ELISABETH IVERS         |
| Twn/City: | BROOKLYN                    |
| St/Prov:  | NY                          |
| Postal:   | 11215                       |

NARRATIVE DESCRIPTION

|   |
|---|
| This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1902, having primarily Wood Shingle Exterior and 3258 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 7 Bdrms. |
|---|

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

PROPERTY FACTORS

|            |      |             |   |         |      |             |
|------------|------|-------------|---|---------|------|-------------|
| Item       | Code | Description | % | Item    | Code | Description |
| Z          | R1   | SINGLE FA   |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exmpt   |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land |
|----------|-------------|----------|-------------|--------------------|-----------|------|
| 102      | Condo       |          | 0           |                    | Sq. Ft.   | Site |
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IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |                   |           |
|--------------|-----------------|--------------------------------|------------|------------|-------------|-------------------|-----------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value | Legal Description | User Acct |
| 102          | 0.000           | 840,200                        |            |            | 840,200     |                   | 144034    |
|              |                 |                                |            |            |             |                   | GIS Ref   |
|              |                 |                                |            |            |             |                   | GIS Ref   |
| Total Card   | 0.000           | 840,200                        |            |            | 840,200     | Entered Lot Size  |           |
| Total Parcel | 0.000           | 840,200                        |            |            | 840,200     | Total Land:       |           |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 257.89     | /Parcel:   | 257.8       | Land Unit Type:   |           |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2020   | 102 | FV  | 827,200    | 0         | .         |            | 827,200     | 827,200       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 721,700    | 0         | .         |            | 721,700     | 721,700       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 626,100    | 0         | .         |            | 626,100     | 626,100       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 568,800    | 0         | .         |            | 568,800     | 568,800       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 568,800    | 0         | .         |            | 568,800     | 568,800       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 523,800    | 0         | .         |            | 523,800     | 523,800       | Year End Roll | 12/11/2014 |
| 2014   | 102 | FV  | 498,900    | 0         | .         |            | 498,900     | 498,900       | Year End Roll | 12/16/2013 |
| 2013   | 102 | FV  | 498,900    | 0         | .         |            | 498,900     | 498,900       |               | 12/13/2012 |

SALES INFORMATION

|                 |           |      |           |           |            |    |     |       |       |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| RUMA-IVERS LOUI | 75620-5   | 1    | 9/15/2020 |           | 941,000    | No | No  |       |       |
|                 | 15704-441 |      | 7/1/1984  |           | 10         | No | No  | A     |       |

BUILDING PERMITS

|            |        |          |        |     |            |          |            |               |
|------------|--------|----------|--------|-----|------------|----------|------------|---------------|
| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment       |
| 12/27/2017 | 1677   | Add Bath | 35,000 | C   |            |          |            |               |
| 4/3/2006   | 227    | Redo Kit | 30,000 |     |            | G7       | GR FY07    | & 2ND FLR BTH |

ACTIVITY INFORMATION

|            |              |     |             |
|------------|--------------|-----|-------------|
| Date       | Result       | By  | Name        |
| 11/19/2020 | SQ Mailed    | MM  | Mary M      |
| 10/3/2019  | Mail Update  | MM  | Mary M      |
| 9/13/2018  | Permit Visit | DGM | D Mann      |
| 9/13/2018  | Measured     | DGM | D Mann      |
| 9/13/2018  | Left Notice  | DGM | D Mann      |
| 1/12/2009  | Missed Appt. | 294 | PATRIOT     |
| 5/17/2006  | Permit Visit | BR  | B Rossignol |
| 5/6/2000   |              | 197 | PATRIOT     |

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

|               |                  |        |   |   |
|---------------|------------------|--------|---|---|
| Type:         | 99 - Condo Conv  |        |   |   |
| Sty Ht:       | 1 - 1 Story      |        |   |   |
| (Liv) Units:  | 1                | Total: | 1 |   |
| Foundation:   | 3 - BrickorStone |        |   |   |
| Frame:        | 1 - Wood         |        |   |   |
| Prime Wall:   | 1 - Wood Shingle |        |   |   |
| Sec Wall:     |                  |        |   | % |
| Roof Struct:  | 2 - Hip          |        |   |   |
| Roof Cover:   | 1 - Asphalt Shgl |        |   |   |
| Color:        | GREY             |        |   |   |
| View / Desir: | N - NONE         |        |   |   |

|            |   |         |      |
|------------|---|---------|------|
| Full Bath: | 1 | Rating: | Good |
| A Bath:    |   | Rating: |      |
| 3/4 Bath:  | 1 | Rating: | Good |
| A 3QBth    |   | Rating: |      |
| 1/2 Bath:  | 1 | Rating: | Good |
| A HBth:    |   | Rating: |      |
| OthrFix:   |   | Rating: |      |

|  |  |  |                             |
|--|--|--|-----------------------------|
|  |  |  | 643-5103,Building Number 1. |
|  |  |  |                             |
|  |  |  |                             |

## GENERAL INFORMATION

|                    |             |
|--------------------|-------------|
| Grade: C - Average |             |
| Year Blt: 1902     | Eff Yr Blt: |
| Alt LUC:           | Alt %:      |
| Jurisdic: G19      | Fact:       |
| Const Mod:         |             |
| Lump Sum Adj:      |             |

| OTHER FEATURES |   |         |         |
|----------------|---|---------|---------|
| Kits:          | 1 | Rating: | Average |
| A Kits:        |   | Rating: |         |
| Frpl:          |   | Rating: |         |
| WSFlue:        |   | Rating: |         |

## CONDO INFORMATION

|              |               |
|--------------|---------------|
| Location:    |               |
| Total Units: |               |
| Floor:       | 1 - 1st Floor |
| % Own:       | 50.00000000   |
| Name:        | 46 - 7004     |

## RESIDENTIAL GRID

|              |     |              |     |   |       |    |    |    |    |    |   |            |  |
|--------------|-----|--------------|-----|---|-------|----|----|----|----|----|---|------------|--|
| 1st Res Grid |     | Desc: Line 1 |     |   |       |    |    |    |    |    |   | # Units: 1 |  |
| Level        | FY  | LR           | DR  | D | K     | FR | RR | BR | FB | HB | L | O          |  |
| Other        |     |              |     |   |       |    |    |    |    |    |   |            |  |
| Upper        |     |              |     |   |       |    |    |    |    |    |   |            |  |
| Lvl 2        |     |              |     |   |       |    |    |    |    |    |   |            |  |
| Lvl 1        |     |              |     |   |       |    |    |    |    |    |   |            |  |
| Lower        |     |              |     |   |       |    |    |    |    |    |   |            |  |
| Totals       | RM: | 10           | BR: | 7 | Bath: | 1  | HB | 1  |    |    |   |            |  |

## REMODELING

|            |  |
|------------|--|
| Exterior:  |  |
| Interior:  |  |
| Additions: |  |
| Kitchen:   |  |
| Baths:     |  |
| Plumbing:  |  |
| Electric:  |  |
| Heating:   |  |
| General:   |  |

## RES BREAKDOWN

| No Unit       | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1             | 10  | 7   | 0  |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
| <b>Totals</b> |     |     |    |
| 1             | 10  | 7   |    |

## INTERIOR INFORMATION

|                |                |              |    |
|----------------|----------------|--------------|----|
| Avg Ht/Ft:     | STD            |              |    |
| Prim Int Wall: | 2 - Plaster    |              |    |
| Sec Int Wall:  |                |              | %  |
| Partition:     | T - Typical    |              |    |
| Prim Floors:   | 3 - Hardwood   |              |    |
| Sec Floors:    |                |              | %  |
| Bsmnt Flr:     | 12 - Concrete  |              |    |
| Subfloor:      |                |              |    |
| Bsmnt Gar:     |                |              |    |
| Electric:      | 3 - Typical    |              |    |
| Insulation:    | 2 - Typical    |              |    |
| Int vs Ext:    | S              |              |    |
| Heat Fuel:     | 1 - Oil        |              |    |
| Heat Type:     | 3 - Forced H/W |              |    |
| # Heat Sys:    | 1              |              |    |
| % Heated:      | 100            | % AC:        |    |
| Solar HW:      | NO             | Central Vac: | NO |
| % Com Wall     |                | % Sprinkled: |    |

| DEPRECIATION |           |      |
|--------------|-----------|------|
| Phys Cond:   | GD - Good | 18.0 |
| Functional:  |           |      |
| Economic:    |           |      |
| Special:     |           |      |
| Override:    |           |      |
|              | Total:    | 18.6 |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 295.00     |
| Size Adj.:         | 0.97228360 |
| Const Adj.:        | 1.00989902 |
| Adj \$ / SQ:       | 289.663    |
| Other Features:    | 88500      |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 1032222    |
| Depreciation:      | 191993     |
| Depreciated Total: | 840229     |

## COMPARABLE SALES

| Rate              | Parcel ID | Typ          | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        |           | AvRate:      |        | Ind.Val    |
| Juris. Factor:    | 1.00      | Before Depr: | 289.66 |            |
| Special Features: | 0         | Val/Su Net:  | 257.89 |            |
| Final Total:      | 840200    | Val/Su SzAd  | 257.89 |            |

## MOBILE HOME

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

[illegible]

|         |                   |                         |        |
|---------|-------------------|-------------------------|--------|
| More: N | Total Yard Items: | Total Special Features: | Total: |
|---------|-------------------|-------------------------|--------|

## SUB AREA

| Code               | Description  | Area - SQ | Rate - AV | Undepr Value |
|--------------------|--------------|-----------|-----------|--------------|
| GLA                | Gross Liv Ar | 3,258     | 289.660   | 943,722      |
|                    |              |           |           |              |
|                    |              |           |           |              |
|                    |              |           |           |              |
|                    |              |           |           |              |
|                    |              |           |           |              |
|                    |              |           |           |              |
| Net Sketched Area: |              | 3,258     | Total:    | 943,722      |
| Size Ad            | 3258         | Gross Are | 3258      | FinArea 3258 |

### SUB AREA DETAIL

|   | Sub<br>Area | %<br>Usbl | Descrip | %<br>Type | Qu | # Ten |
|---|-------------|-----------|---------|-----------|----|-------|
|   |             |           |         |           |    |       |
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|   |             |           |         |           |    |       |
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| 2 |             |           |         |           |    |       |
| 8 |             |           |         |           |    |       |

**IMAGE**



**AssessPro** Patriot Properties, Inc